

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00306/FUL
ADDRESS	Drayton Barn Farm Chapel Lane Witherley Atherstone Leicestershire
DESCRIPTION OF DEVELOPMENT	Erection of boarding kennels, solar panels and associated works
PLANNING CASE OFFICER	Joseph Fleetwood HBBC
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	29 April 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Location Plan: ALS102 - LP01 • Existing Site Plan: ALS102 - ES01 • Proposed Site Plan: ALS102 - SP01 • Planning Statement (Andrew Large Surveyors LTD, March 2026) • Biodiversity Net Gain Statement (Andrew Large Surveyors LTD) • Statutory Small Site BNG Metric (August 2025) • Proposed BNG Site Plan: ALS102 - BG01	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	
Recommend Refusal	
Holding Objection - Further information required	✓
REASON FOR RECOMMENDATION:	
• The proposal is for the erection of dog boarding kennels, associated works and installation of solar panels. • The application site is in a rural location surrounded by mature hedgerows and trees which connect out to the wider countryside. All providing foraging and commuting routes for a range of wildlife species.	

- No ecology survey has been submitted with the application, therefore, considering the nature of the works and suitability of the surrounding habitat a walkover ecology survey will be required.
- **There is a holding objection until this is supplied.**
- The ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.

BNG Specific Comments

- No Baseline Habitat Map using UK Habitat Classification has been submitted.
- 3. Desktop Assessment Tab has not been fully completed, and Site walkover data has now expired.
- 4. Supporting Information – no photographs of the site, or existing habitats have been provided.
- 5. Area Habitats – 1A. Baseline habitats - Errors present – Areas entered do not match stated site area.
- 5. Area Habitats – 1b Habitats to be created - Errors present – Areas created must match area lost.
- 5. Area Habitats – 1b Habitats to be created – Trees need to be inputted into 1d. Tree area calculator and woodland removed.
- The LNRS has been published therefore all baseline habitats should be 'Area/compensation not in local strategy/ no local strategy'
- 5. Area Habitats – 1c. Habitats to be enhance – requires completing – errors present.
- 5. Area Habitats – 1d. Tree area calculator – 10 trees inputted however, 14 present on plan: ALS102 - BG01
- 6. Hedges & Lines of Trees – 1a. Baseline Habitats – Plan: ALS102 - LP01 indicates hedgerows present in both redline boundaries totalling more than 20.80m.
- 6. Hedges & Lines of Trees – 1b. Habitats to be created 45.40m of Native hedgerow is proposed however, c.90m are to be created.
- Confirmation the metric has been completed by a 'competent person' as stated within the Small Sites Metric User Guide (February 2024).

BNG Specific Comments

- Currently biodiversity net gain is achievable on site with +15.54% increase in Habitat Units and +82.65% increase in Hedgerow Units.
- The significant on-site BNG will need to be secured for a period of 30 years for monitoring and compliance.
- A Habitat Management and Monitoring Plan (HMMP) and Biodiversity Gain Plan will also need to be secured by condition. Please see recommended Conditions.

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- **HMMP** - The development shall not commence until a 30 year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

a) Description and evaluation of the features to be managed; b) Ecological trends and constraints on site that may influence management; c) Aims, objectives and targets for management - links with local and national species and habitat action plans; d) Description of the management operations necessary to achieving aims and objectives; e) Preparation of a works schedule, including annual works schedule; f) Details and a timetable of the monitoring needed to measure the effectiveness of management; g) Details of the persons responsible for the implementation and monitoring; h) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain
(To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990)

PRE-DEVELOPMENT HABITAT BASELINE FOR BIODIVERSITY NET GAIN (BNG)	
THIS IS THE MINIMUM NATIONAL ESSENTIAL INFORMATION REQUIREMENTS (PPG paragraph 11) AND MUST BE SATISFIED PRIOR TO DETERMINATION:	
Confirmation that development is subject to statutory biodiversity gain condition	Y
Pre-development Habitat Plan of existing onsite habitat (to scale)	N
Pre-development Habitat Value (on date of application or earlier)	N
Completed Metric Calculation Tool	N
Statement of Habitat Degradation where present (with dates and details)	Y
Reason for proposing an earlier date if applicable (ie. degradation)	N/A
Description of Irreplaceable Habitat where present	N/A
SMALL SITES METRIC ONLY: "Competent person" information (ie. qualifications, skills, experience)	N
BNG METRIC INFORMATION missing or incorrect:	
Incomplete or incorrect cells are shown in metric (eg. habitat quantity, type or condition, strategic significance)	Y

POST DEVELOPMENT PROPOSALS FOR BIODIVERSITY NET GAIN (BNG)	
PLEASE NOTE: THIS IS NOT ESSENTIAL INFORMATION PRIOR TO DETERMINATION. Post-development information is indicative only ; final proposals must be confirmed at Biodiversity Gain Plan statutory condition stage.	
ON-SITE SIGNIFICANT* BNG is proposed (If Y, please see later table)	Y
OFF-SITE APPLICANT-OWNED BNG is proposed (ie. Land shown on plan within the "blue line" boundary and inserted in "offsite" tab of statutory metric)	N
PLEASE NOTE: Where applicant-owned off-site or significant on-site BNG proposals are present, these should be secured and monitored for 30 years. The determining authority is responsible for monitoring for compliance.	
OFF-SITE PURCHASE** of BNG	
BNG units purchase from a third party to achieve 10% BNG uplift	N

Statutory biodiversity credits	N
PLEASE NOTE**: Where purchased BNG units are proposed, any purchased units from the national register are secured and monitored for 30 years by conservation covenant, separately from this planning application process.	

POST DEVELOPMENT PROPOSALS: *TYPE OF SIGNIFICANT ON-SITE HABITAT PROPOSED: (using the current government definition ¹)		
SIGNIFICANCE AS DEFINED IN PPG	POST DEVELOPMENT HABITAT TYPE PROPOSED	NUMBER OF UNITS
Medium or High Distinctiveness	Individual trees	0.1244
Large number of units at Low Distinctiveness	Native hedgerow	0.1520
Significant increase in Distinctiveness, Condition or Area	TBC	TBC

Note for applicants: Please be aware that this advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council Ecology Team. Its purpose is to discharge the legal duties of the determining authority under The Local Authorities (Functions and Responsibilities) Regulations (2000), Regulations 4.

If you have any queries about the content, please correspond directly with the Planning Officer assigned to the planning application or discharge of condition application. We are unable to respond directly to applicant enquiries regarding the advice that we have provided to the determining authority.

The following legislation is used to assist in the assessment of planning applications:

Legislation source	Reference
National Planning Policy Framework	Paragraphs relevant to biodiversity, biodiversity net gain, ecological connectivity and protected species
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan policy
ODPM circular 06/2005: Biodiversity and Geological Conservation	Requirement for species survey work and mitigation recommendations to be carried out prior to the determination of a planning application. Paras. 98 and 99
NERC Act 2006	Biodiversity Duty (see also Environment Act 2021) Section 41, habitats and species of Principal Importance (previously BAP)
Various International, European and National laws in relation to the protection of species and habitats	International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include SAC's and SPA's), SSSI's, National Nature Reserves, Local Wildlife Sites, Local Nature Reserves. Habitats and Species protection: Habitat and Species Regulations (protected sites and species). Wildlife and Countryside Act 1981 (as amended including special Schedule 1), Natural England Standing Advice. Badger Act.

¹ <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements>

